



**Hamlet Way ,**  
Stratford-upon-Avon, CV37 0AL

Jeremy  
McGinn & Co

# Available at Guide Price £180,000



A chance to acquire a modern second floor two bedroom apartment, situated in a popular and modern development off the Birmingham Road. The apartment looks over the landscaped green space and with it being so close to amenities such as Aldi, Tesco and The Maybird Centre, is in a desirable location.

The apartment is accessible via a secure communal entrance and stairwell leading up to the property itself and there is also LIFT ACCESS if preferred.

The internal accommodation comprises an inner hallway with two storage cupboards, an open plan Kitchen Living Dining Room with fitted kitchen with integrated appliances and Juliette Balcony overlooking the developments green space, Two Good Sized Bedrooms and a Family Bathroom.

Outside, there is one allocated parking space.

We understand the property to be Leasehold, with an unexpired term of approx. 141 years remaining. There is an annual service charge payable of £2199.00 and an annual ground rent of £250





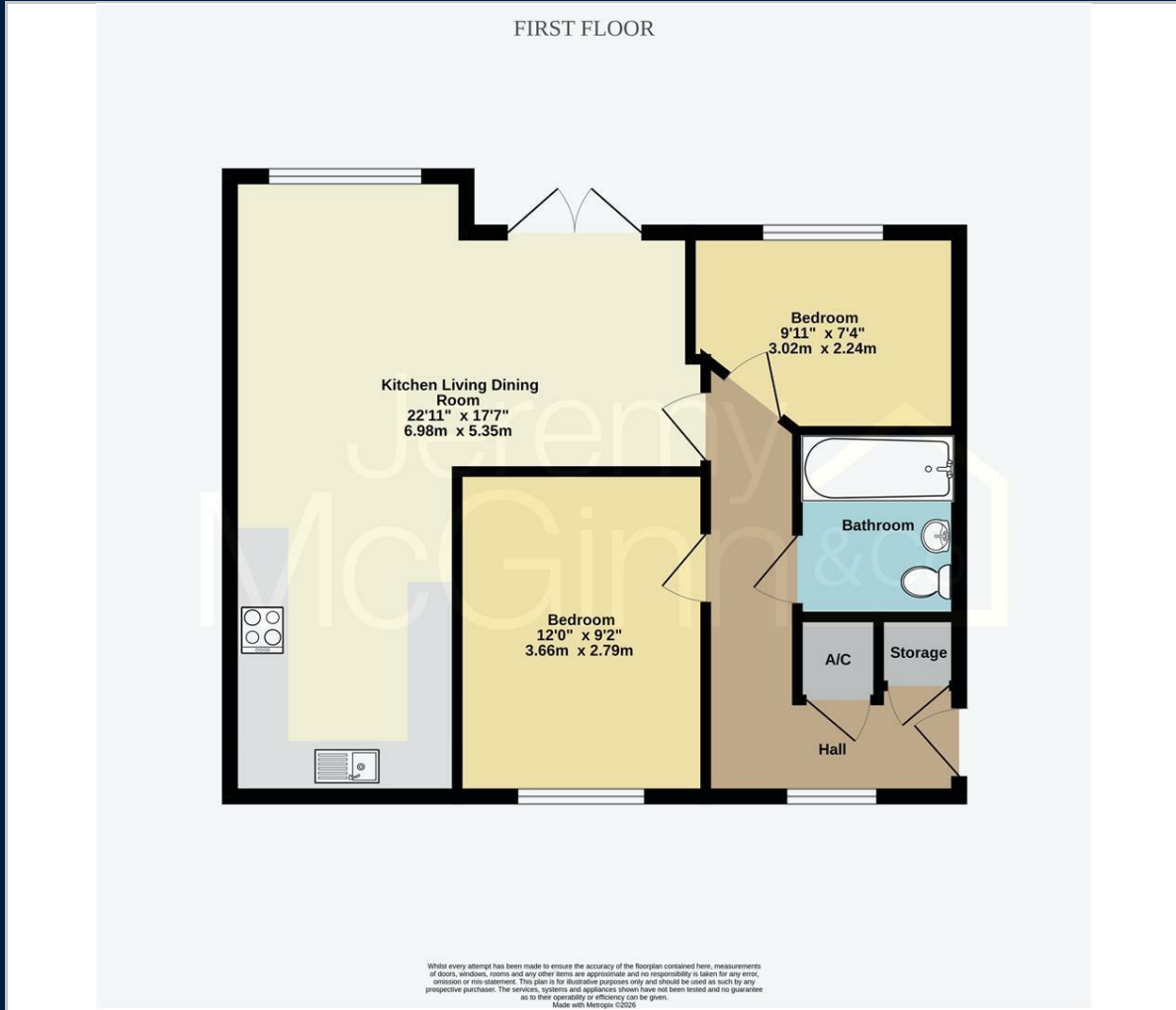
**Tax Band: C**

**Council: Stratford District Council**

**Tenure: Leasehold**



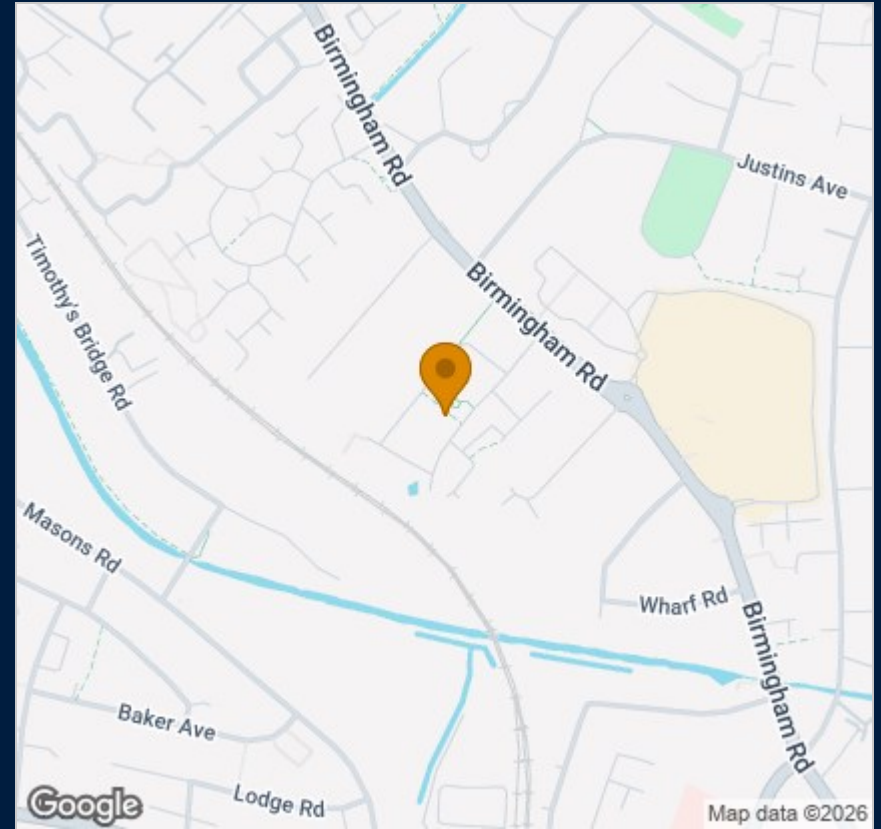
# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 77                      | 84        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

